



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,816,700 |
| Building Size: | 9,665 SF |
| Lot Size: | 38,930 SF |
| Price / SF: | \$187.97 |
| Year Built: | 1991 |
| Zoning: | B-2 |

PROPERTY OVERVIEW

A Truly Turnkey Dental Office: 711 Kornegay Dr. is a 9,665 SF building situated on a 38,930 SF lot zoned B-2 for general business. The property consists of two separate office suites (Suite A and Suite B), approximately 3,874 SF each, and approximately 1,917 SF of finished attic space above Suite A for breakroom & additional office space. Suite A also has NEW Vinyl Plank Flooring. This property features a new roof that was installed in 2023, a Rainbird sprinkler system for the entire property, a security system, and Professional landscaping. Convenient location off Cobbs Ford Road, where daily traffic counts exceed 28,312. Just 1.3 miles from Exit 179, I-65. This property presents a solid foundation for various medical-related ventures. Currently, Suite A is leased and there is significant potential for expansion and increased tenancy. With a strategic location and substantial space, this property is poised for future growth and success. Don't miss the chance to secure a property with strong fundamentals and promising prospects for further development. Tours are by appointment only. For more information or to schedule your tour contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Professional Landscaping with a complete inground sprinkler system.
- Plenty of parking with 51 spaces, the parking lot has been repaved in the last 5 years.
- Security lighting covering the entire parking lot.
- Each Suite has its own 400 amp, 3-phase electric service that will provide for future electrical needs.
- Both Suite A and B had hard-wired burglar alarm systems installed when the building was constructed, and both have been upgraded.
- New roof from decking up in 2023.
- All outside fascia and trim were replaced and/or repainted in 2023.

PROPERTY HIGHLIGHTS



Suite A Highlights

- Suite A: Leased for \$78,948 per year
- Suite A has a complete hard-wired security camera system inside and outside.
- Suite A's downstairs was adapted to include 5 bathrooms and 10 operatories, including a dedicated X-ray room, & 11 dental treatment chairs.
- Suite A modified 1,900 SF of the upstairs in 2003 to include three doctor's offices, additional bathrooms, and various support rooms.

Suite B Highlights

- 4,847 active patients and of those 3,808 had insurance on file.
- Includes Dental furniture, fixtures, & equipment in Suite B
- Suite B remains as originally designed, featuring 6 full-size dental operatories and extensive plumbing.
- Suite B includes additional rooms: an X-ray room, a large sterilization room, a laboratory, a breakroom, and 3 bathrooms.
- The upstairs offers over 1,900 square feet of floored storage, easily convertible into additional office space.

Location Highlights

- 9,665 SF building, zoned B-2, in A Qualified Opportunity Zone
- ALDOT: 28,312 daily traffic count at Cobbs Ford Road & Kornegay Dr.
- Excellent location in a fast-growing part of Prattville just 1.3 miles from Interstate 65, exit 179 in Prattville. Across from Larry Puckett Chevrolet.

711 KORNEGAY DR. PRATTVILLE, AL - SUITE A & B | DENTAL OFFICE BUILDING FOR SALE

EXTERIOR PHOTOS

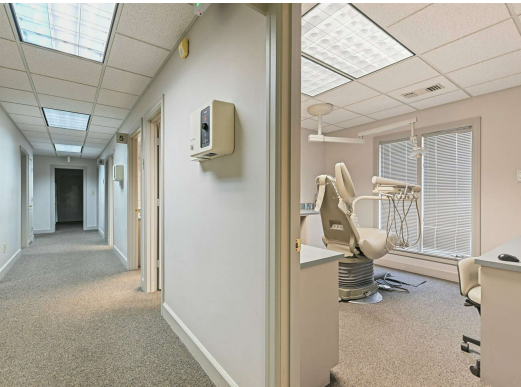


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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

ADDITIONAL PHOTOS

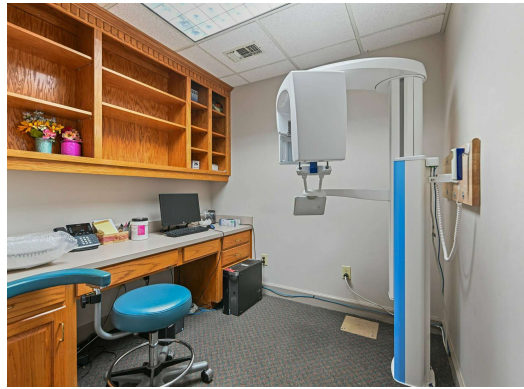


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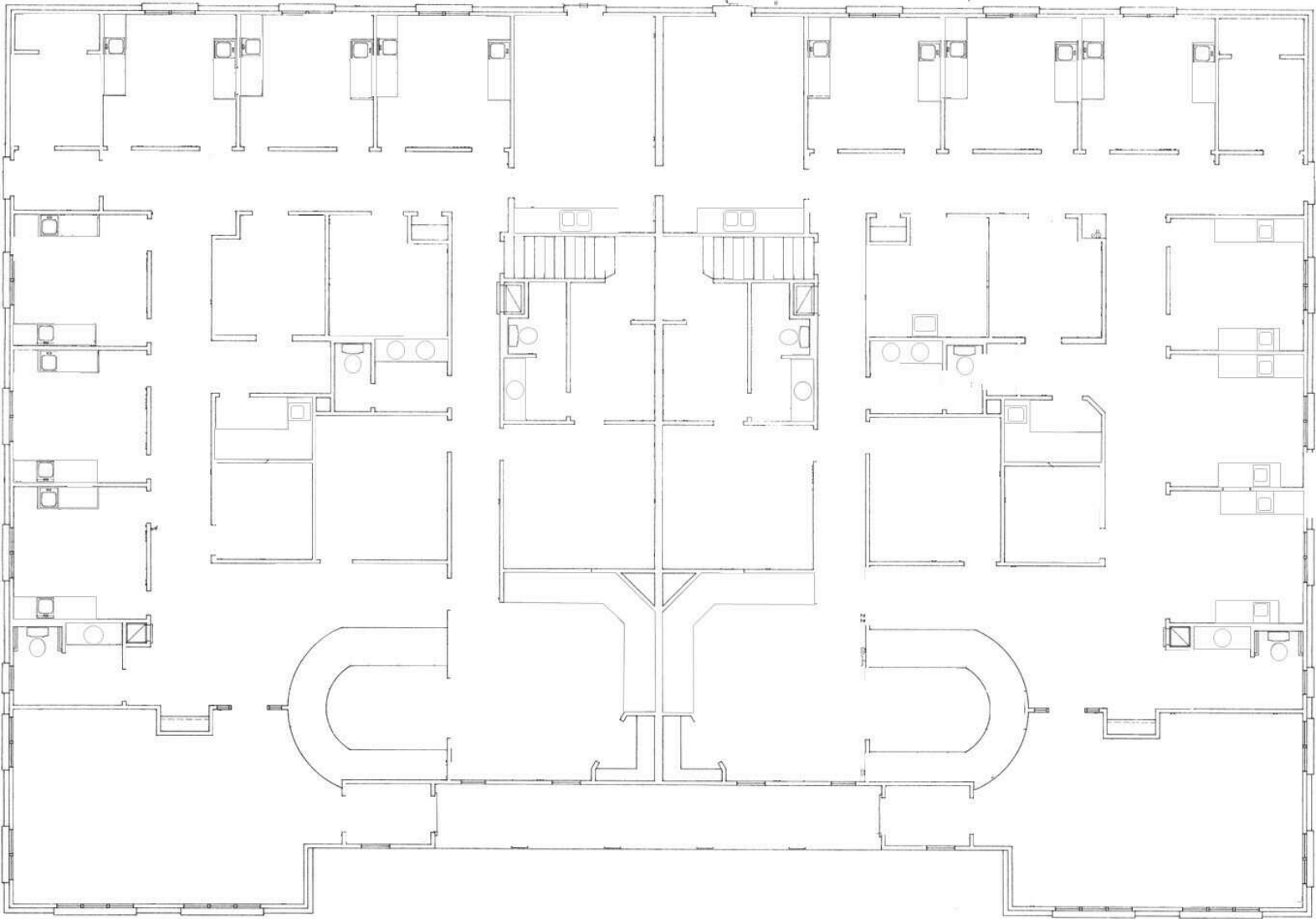


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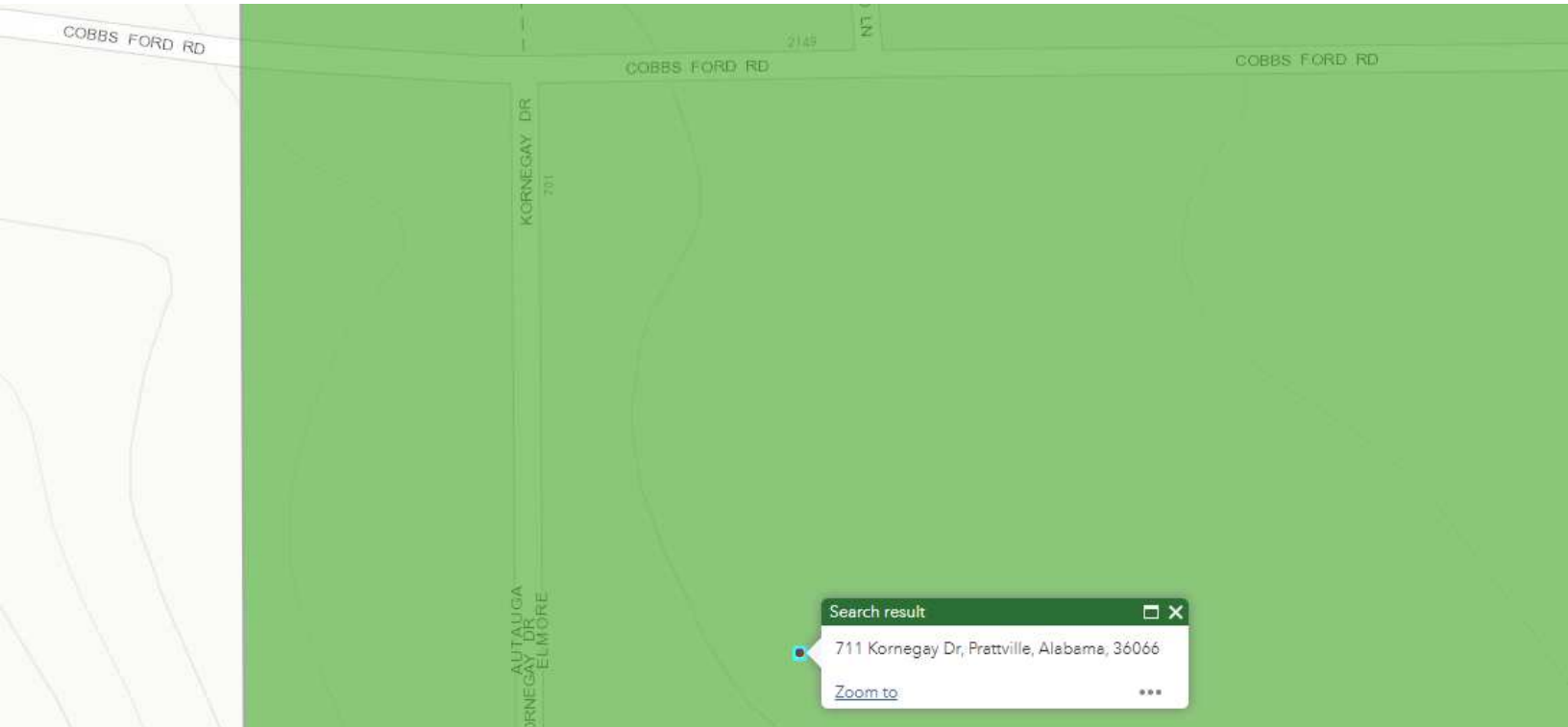
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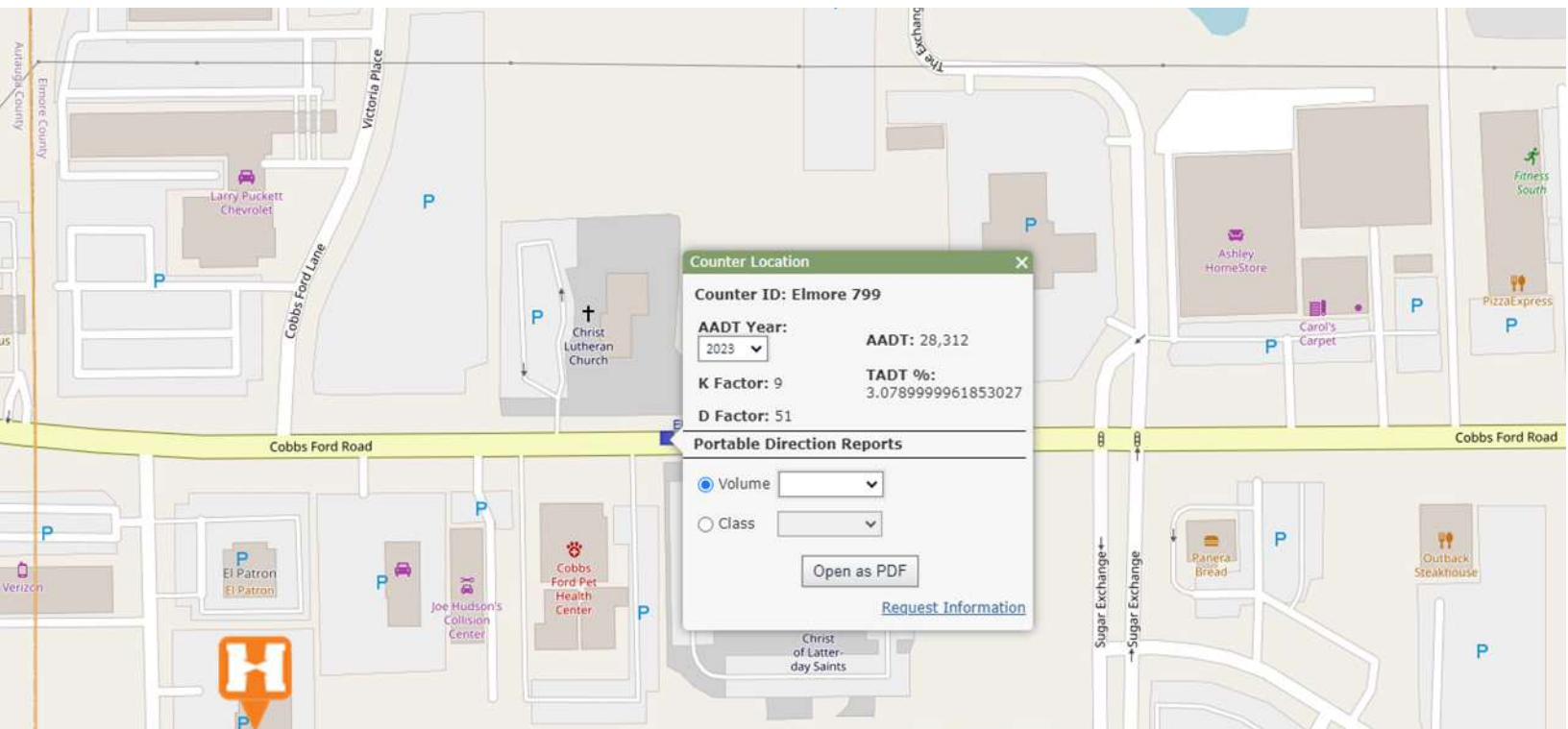
FLOORPLAN



QUALIFIED OPPORTUNITY ZONE & TRAFFIC DATA

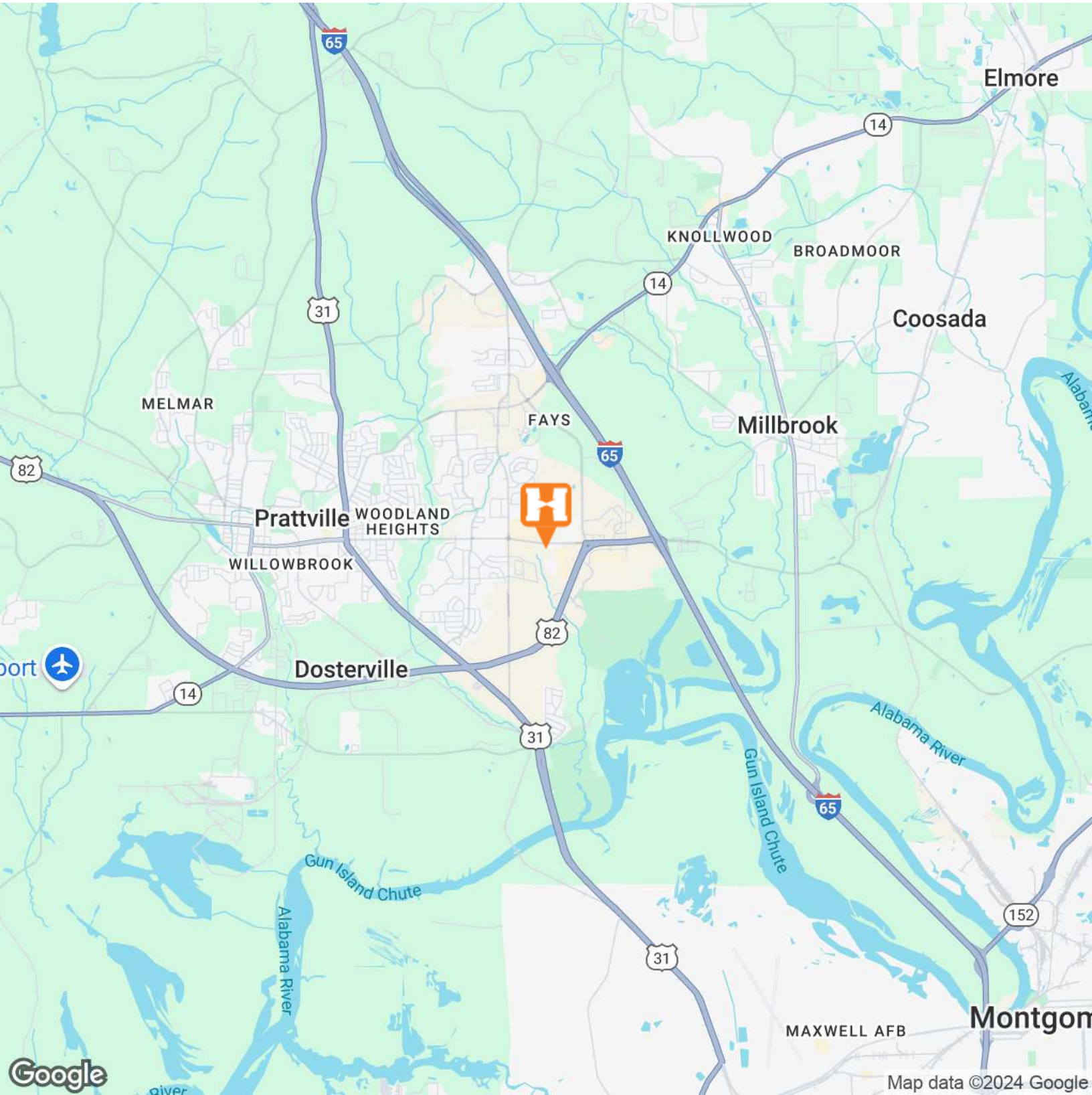


Qualified Opportunity Zone



ALDOT 2023 VPD: 28,312 at Cobbs Ford Road & Kornegay Road

LOCATION MAP

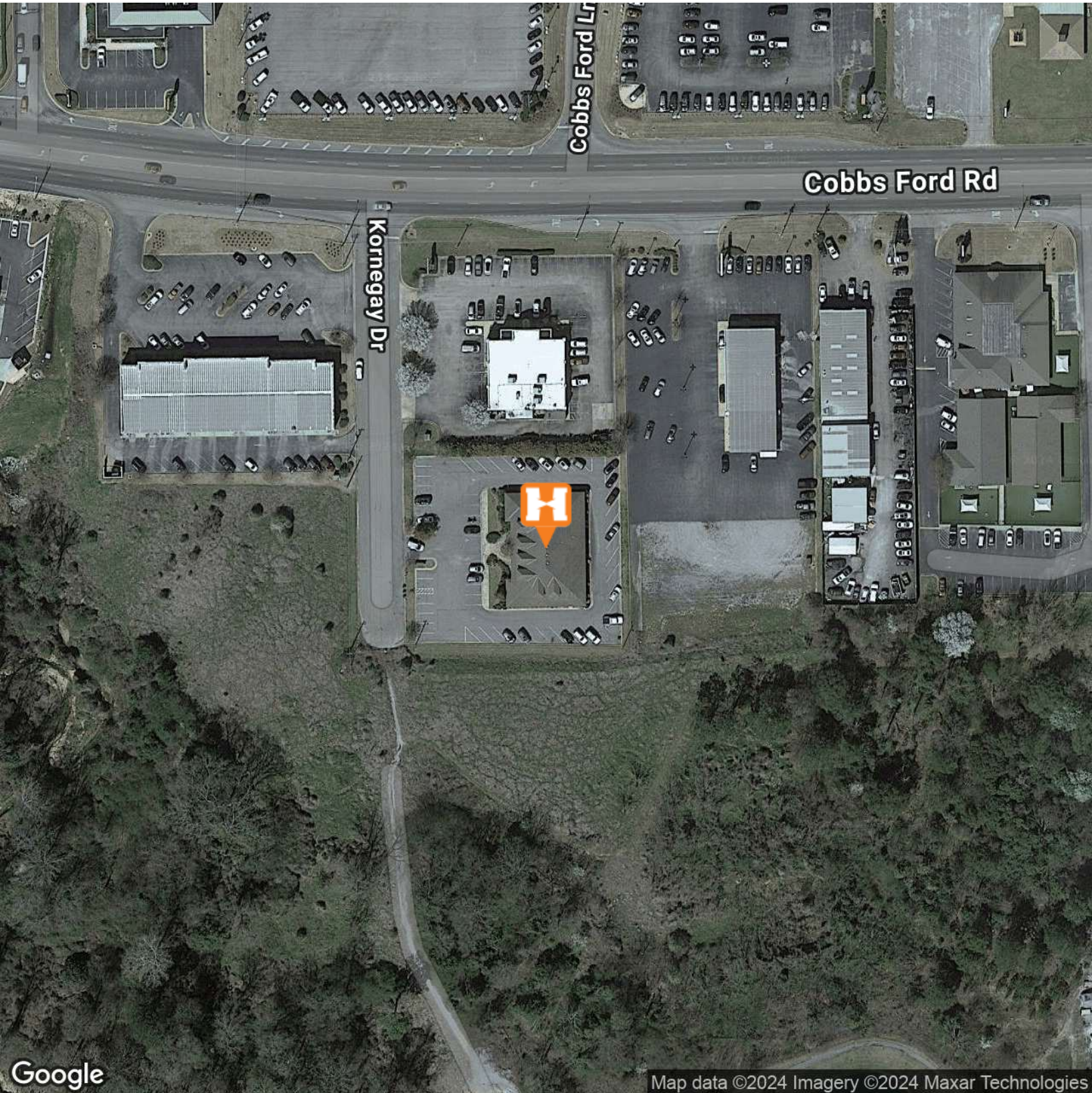


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AERIAL MAP



Google

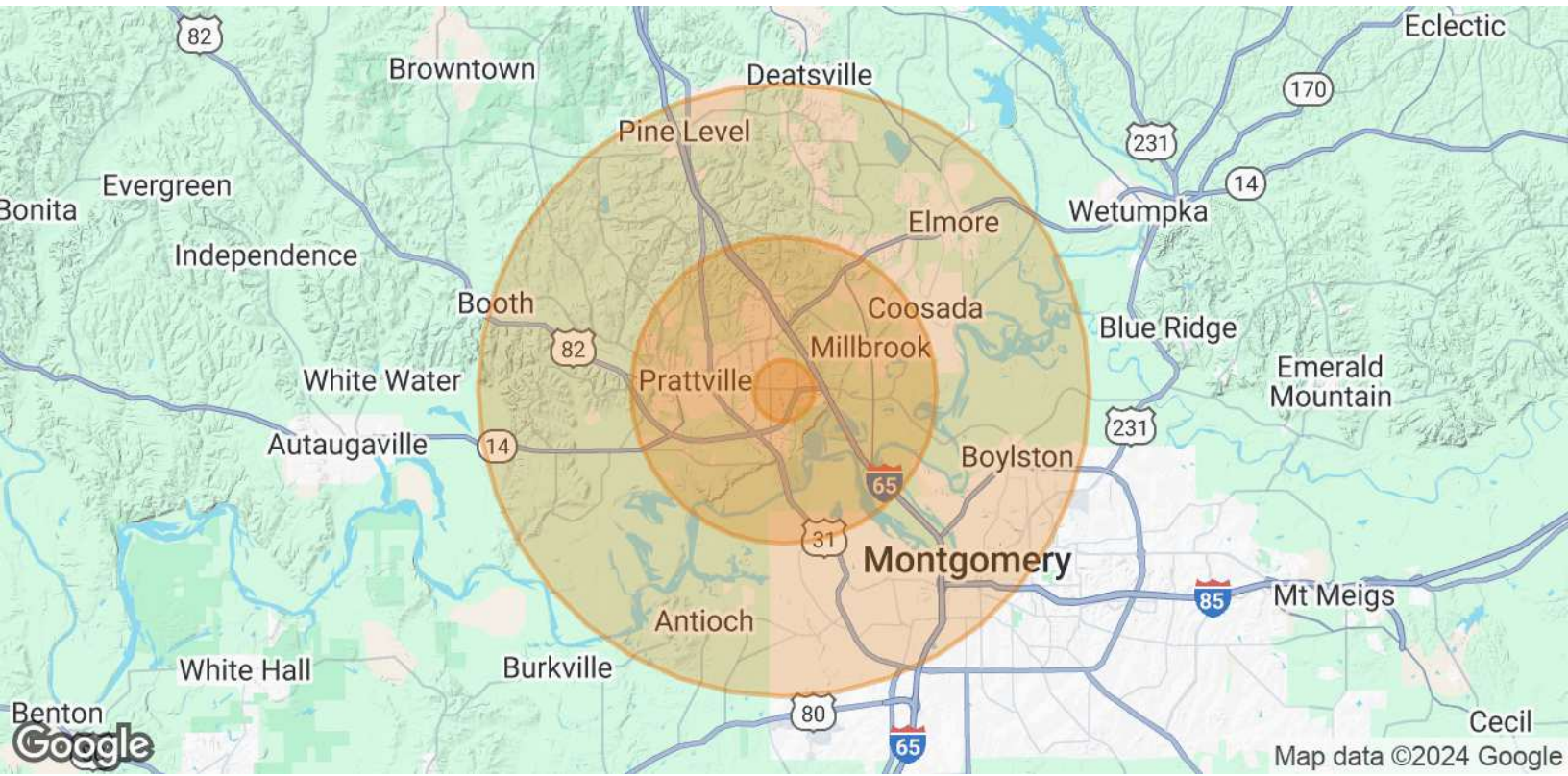
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,575 | 52,365 | 102,400 |
| Average Age | 38 | 40 | 40 |
| Average Age (Male) | 36 | 38 | 39 |
| Average Age (Female) | 39 | 41 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,379 | 20,471 | 38,531 |
| # of Persons per HH | 2.3 | 2.6 | 2.7 |
| Average HH Income | \$87,448 | \$90,105 | \$79,900 |
| Average House Value | \$211,085 | \$221,175 | \$204,297 |

Demographics data derived from AlphaMap

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